

4.11 PUBLIC SERVICES

This section evaluates the effects of the proposed project on public services by identifying anticipated demands on existing and planned service availability. For purposes of this EIR, public services consist of: (1) fire protection; (2) police protection; (3) schools; and (4) libraries. Parks, although described as a public service in Appendix G of the CEQA Guidelines, are analyzed separately in Section 4.12 (Recreation) of this EIR. Similarly, impacts related to emergency access are analyzed in Section 4.13 (Transportation/Traffic) of this EIR.

Data used to prepare this section were taken from various sources, including contacts with the City of Huntington Beach Police and Fire Departments, the City libraries, as well as the appropriate school districts. Full bibliographic entries for all reference materials are provided in Section 4.11.14 (References) at the end of this section.

Fire Protection

4.11.1 Environmental Setting

Fire protection and emergency services in the vicinity of the proposed project are provided by the Huntington Beach Fire Department (HBFD). One of the eight HBFD stations operates in the vicinity of the proposed project site and would serve the site (Caldwell 2007). The station is listed below in Table 4.11-1 (Fire Station Serving Project Site) along with staffing and equipment at the station. Figure 4.11-1 (Location of Fire and Police Protection Facilities) illustrates the location of the stations relative to the project site.

Table 4.11-1 Fire Station Serving Project Site			
<i>Station Number</i>	<i>Location</i>	<i>Area Served</i>	<i>Equipment/Staffing</i>
2	16221 Gothard Street	Northeast Portion of the City, Bella Terra Mall, Goldenwest College and the San Diego Freeway	2 Truck Company 1 Paramedic Engine Company 1 Advanced and Basic Life Support Ambulance

SOURCE: Caldwell, Lee. Development Specialist. 2007. Huntington Beach Fire Department. Written correspondence. December 5.

Fire Station 2, the Murdy Station, is located less than ½ mile south of the project site, and would provide first-response service. A number of apparatus and equipment items are scheduled for replacement in fiscal year 2008–2009. Seven of the eight fire stations within Huntington Beach were upgraded during fiscal years 2005–2006 and 2006–2007. No expansions are planned and there are no plans to add sworn personnel to the department.

Criteria for evaluating acceptable levels of service and for determining the thresholds of significance associated with service levels are based on HBFD criteria. According to the City's General Plan Public



1

Fire Station:
Station 2, 16221 Gothard Street

2

Police Station:
Main Station, 2000 Main Street
Bella Terra Shopping Center Sub-station,
within Bella Terra Phase I



NORTH
NOT TO SCALE

Source: Google Earth Pro, 2008; PBS&J, 2008.

FIGURE 4.11-1
Location of Fire and Police Protection

Facilities and Public Services Element, the HBFD's emergency response time objective, including participation by other cities in the automatic aid agreement, is for the first fire or paramedic unit to arrive within 5 minutes, 80 percent of the time. The non-emergency response time goal is 15 minutes, 90 percent of the time.³³ According to the HBFD, the department currently responds to all emergency and non-emergency calls in the City in less than 5 minutes. Each station is staffed with one Captain, one engineer, and two firefighter/paramedics. In addition, four stations, including the Murdy Station, also have at least a two-person Basic Life Support ambulance. Further, the existing firefighter-to-population ratio of 0.67 firefighters per 1000 residents is considered acceptable by the HBFD, and no plans for additional staff are anticipated.³⁴ No future demands on emergency response sources are anticipated, based on existing coverage, current demand and projected growth.

Additional staff is available to the City, as needed, through mutual aid and automatic aid agreements with Orange County and other cities including Westminster, Santa Ana, Newport Beach, Fountain Valley, and Costa Mesa. The City receives and provides staffing assistance from and to other fire agencies on a countywide and statewide basis through the Office of Emergency Services when a large fire or disaster occurs.

Water service for domestic use and fire flows are provided to the project site by the City of Huntington Beach. The local water main system is a combined domestic and fire protection water grid system. This system provides adequate water pressure and volume to the area surrounding the proposed project site for purposes of fire suppression and domestic water use. In accordance with the *California Fire Code* (described below under Section 4.11.2 [Regulatory Framework]), minimum fire flows are generally achieved and maintained.

4.11.2 Regulatory Framework

■ Federal

There are no federal regulations related to fire protection services applicable to the proposed project.

■ State

California Fire Code

The *California Fire Code* is based on the 2007 International Fire and Building Codes, and contains regulations relating to construction and maintenance of buildings and the use of premises. Topics addressed in the code include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist first responders, industrial processes, and many other general and

³³ Huntington Beach, City of. 1996. Huntington Beach General Plan, Public Facilities and Public Services Element. http://www.ci.huntington-beach.ca.us/files/users/planning/public_facilities_element.pdf

³⁴ Caldwell, Lee, Development Specialist. 2007. Huntington Beach Police Department. Written correspondence. December 5.

specialized fire-safety requirements for new and existing buildings and premises. The code contains specialized technical regulations related to fire and life safety.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the *California Health and Safety Code*, which include regulations concerning building standards (as also set forth in the *California Building Code*), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

■ Local

City of Huntington Beach Municipal Code

Fire Code

The *California Fire Code*, discussed above under State regulations, is adopted by the City under Chapter 17.56 of the *City of Huntington Beach Municipal Code*.

General Plan Public Facilities and Public Services Element

The City of Huntington Beach Public Facilities and Public Services Element is concerned with identifying, maintaining, and enhancing fire protection services. Applicable goals and policies of this Element include the following:

- Goal PF 2** Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.
 - Objective PF 2.1** Provide fire protection and paramedic services to all parts of the city of Huntington Beach.
 - Policy PF 2.1.3** Maintain adequate facilities and personnel by periodically evaluating population growth, response time and fire hazards.
 - Objective PF 2.3** Attempt to achieve “built in” fire protection for all structures.
 - Policy PF 2.3.1** Continue to require all structures to follow all State and nationally recognized fire codes.
 - Policy PF 2.3.2** Ensure that new construction is designed with fire and emergency access and safety in mind.

General Plan Growth Management Element

The City of Huntington Beach Growth Management Element addresses fire services. Applicable goals and policies of this element include the following:

- Goal GM 2** Provide adequate fire and paramedic services to meet the needs of the City's population.
- Objective GM 2.1** Provide adequate fire and paramedic facilities and personnel to correspond with population and service demands for the entire City.
- Policy GM 2.1.2** Provide a 5-minute response time for emergency fire services at least 80 percent of the time.
- Policy GM 2.1.3** Provide a 5-minute response time for paramedic services at least 80 percent of the time.
- Policy GM 2.1.4** Ensure that new development site design incorporates measures to maximize fire safety and prevention.

Consistency Analysis

The proposed project is required to follow all applicable State and local laws with respect to fire safety. Compliance with the regulations of the California Fire Code pertaining to fire protection systems and equipment, general safety precautions, and many other general and specialized fire-safety requirements for new and existing buildings and premises, would ensure consistency with the General Plan goals and policies related to new construction and site design. Additionally, the HBFD has indicated that it can provide adequate service to the project site within the established response time of five minutes.³⁵ Therefore, the proposed project would not conflict with the General Plan policies related to adequacy of facilities, staffing, and response time.

4.11.3 Project Impacts and Mitigation

■ Analytic Method

Impacts on fire protection services are considered significant if an increase in population or building area would result in inadequate staffing levels, response times, and/or increased demand for services that would require the construction of new fire protection facilities or the expansion of existing fire protection facilities that may have an adverse physical effect on the environment. The HBFD has established objectives for response times for emergency and non-emergency events. The following analysis considers the potential impacts of the proposed 440 residential units and 10,000 square feet (sf) of retail and commercial uses on the HBFD's objective of responding within 5 minutes to an emergency call, 80 percent of the time. The HBFD's response time could be affected by inadequate staffing levels caused by increases in demands.

³⁵ Caldwell, Lee, Development Specialist. 2007. Huntington Beach Police Department. Written correspondence. December 5.

■ Threshold of Significance

The following threshold of significance is based on Appendix G of the 2008 CEQA Guidelines. For the purposes of this EIR, implementation of the proposed project may result in a potentially significant impact if the proposed project would cause the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.

■ Impacts and Mitigation

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?
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Impact 4.11-1 Implementation of the proposed project could increase the demand for fire protection services, but would not require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable fire flows and the impact would be *less than significant*.

Development of the proposed project would result in the construction of 440 dwelling units and 10,000 sf of retail and commercial uses. The proposed project site would receive first response from Station 2 located less than ½ mile south of the project site. The next closest station would be Station 8, the Heil Fire Station, located on 5891 Heil Avenue. These stations together have two Paramedic Engine Companies, one Truck Company and one advanced and basic life support ambulance. The HBFD has established objectives for providing response in approximately five minutes. As stated previously, the HBFD currently maintains this response time with existing facilities, equipment and staffing.

The HBFD has indicated that implementation of the proposed project would not significantly impact the level of service delivery for the project area. The person-to-population ratio of sworn positions in the HBFD per every 1,000 residents is 0.67. The proposed project would result in a direct population increase of 1,060 persons. The City has a total of 135 sworn personnel and 51 civilian positions, and the addition of the new residents generated by the project would reduce the present firefighter personnel-to-population ratio by less than 2 percent. Therefore, implementation of the proposed project would not require any new or physically altered fire facilities to maintain adequate response times and staffing, the construction of which could result in significant environmental impacts. This impact would be *less than significant*.

The quantity of water required for fire protection (i.e., fire flows) varies and is dependent upon many factors that are specific to each particular building, such as the floor area, type of construction, expected

occupancy, type of activities conducted within the building, and the distance to adjacent buildings. All development plans are reviewed by the HBFD prior to construction to ensure that adequate fire flows would be maintained and that an adequate number of fire hydrants would be provided in the appropriate locations in compliance with the California Fire Code. Adequate fire flows would be required by law prior to construction and the proposed project will be equipped with water distribution infrastructure. As such, impacts associated with the provision of fire protection services are considered *less-than-significant* and no mitigation is required.

Police Protection

4.11.4 Environmental Setting

The Huntington Beach Police Department (HBPD) provides police protection services within the jurisdictional boundaries of the City of Huntington Beach. The HBPD utilizes the “beat cop” system, which the City initiated in 2000. The City is divided into twelve beat areas. Under the Beat Command System, beat officers are assigned the responsibility of Community Oriented Policing, which is a philosophy of working and communicating with the community to identify services needed, and problem-solving in their respective beat areas. Sergeants are assigned to supervise and assist in the Community Oriented Policing activities within the beat areas. The proposed project site is located in Beat 13, reporting area 242 of the City’s Beat Command System. Depending on the time of day and year, this beat system allows for quick response time and specific beat coverage unless officers are called upon by nearby beat officers for backup.

The police department operates out of its Main Station, located at 2000 Main Street, approximately four miles south of the project site (see Figure 4.11-1). The Main Station is responsible for dispatching first-response service throughout the City. Additionally, a police sub-station is located in the Bella Terra Mall, approximately ½ mile east of the project site. The sub-station is intended for use by officers on foot patrol within the Mall and is not staffed or designed to accommodate public walk-in traffic. Currently the Bella Terra Mall is patrolled Thursday-Saturday and every other Sunday by two officers between the hours of 12 P.M. and 11:30 P.M. These officers utilize the sub-station to process paperwork and interview arrestees.

The HBPD currently employs a total of 218 sworn officers. With an estimated 2008 City population of 201,993 residents,³⁶ the current officer-to-population ratio is 1.08 officers per 1,000 residents (Tidrick, 2007). While the HBPD does not use a police officer per population ratio to determine their staffing needs, the Growth Management Element of the General Plan establishes a target ratio of 1.2 officers per 1,000 residents as a minimal standard.³⁷ Therefore, the City is currently below recommended staffing levels.

³⁶ DOF. 2008. E1-City/County Populations Estimates. May.

³⁷ Huntington Beach, City of. 2002. Huntington Beach General Plan, Growth Management Element. http://www.ci.huntington-beach.ca.us/files/users/planning/growth_management_element.pdf.

Calls for service are categorized into priorities. Priority 1 calls are in-progress crimes that are serious in nature. Officers are dispatched immediately to these calls and the average response time for each call throughout the City is about six minutes. Priority 2 calls are less serious incidents, but still require an immediate response. Guidelines require that the HBPD dispatch officers to Priority 2 calls within five minutes, but actual response times are unknown. Priority 3 calls are generally burglary alarm calls. Officers are dispatched within fifteen minutes of a Priority 3 call, but again actual response times are unknown. Priority 4 calls are generally report calls and incidents that are less pressing. Officers are dispatched to these calls as soon as a beat officer is available. Response times for Priority 4 calls are heavily dependent on daily activity. On high activity days some calls can be held up for up to an hour, while on slow days Priority 4 calls may be dispatched as soon as they are received, and concluded within half an hour.³⁸ It is assumed that response times to the project site for Priority 1 calls would be 6 minutes, the same as the average response time for Priority 1 calls throughout the City.

Law enforcement services require that certain equipment, in addition to staff, be provided in order to maintain an acceptable level of service. Existing HBPD equipment deemed essential includes vehicles, radios, and mobile data terminals. The HBPD has indicated that they are currently at acceptable equipment levels.³⁹ The City receives and provides staffing assistance from and to other police departments on a citywide and countywide basis for law enforcement services. Additional staff is available to the City, as needed, through mutual aid and automatic aid agreements with the county and State.

The City also operates an Emergency Operations Center (EOC) which provides emergency management and preparedness services to the City in the event of a major disaster or incident. In the event of emergencies involving earthquakes, tsunamis, civil disturbances, energy crises, nuclear power plant emergencies, terrorism and acts of war, the EOC (located at City Hall) assures central coordination, public official alerting, care and shelter, evacuation, search and rescue, resource mobilization and recovery operate effectively. Activation of the EOC is required by the California Standardized Emergency Management System (SEMS) under the following conditions:

- On the request by a local government or county agency
- Two cities proclaiming a local emergency
- County Emergency Proclamation and a City Local Emergency Proclamation
- Request by any member of the Orange County Operational Area (OA) for Governor's Proclamation
- State of Emergency proclaimed in Orange County or the State of California
- Request for Outside Resources by a member of the OA

In addition, the Orange County Sheriff's Department Emergency Management Bureau provides secondary emergency management and preparedness services to the Orange County Operational Area (OA), including the City of Huntington Beach.

³⁸ Reynolds, Mike Lieutenant. 2008. Huntington Beach Police Department. Written correspondence. February 19.

³⁹ Huntington Beach, City of. 2002. Huntington Beach General Plan, Growth Management Element. http://www.ci.huntington-beach.ca.us/files/users/planning/growth_management_element.pdf.

The City of Huntington Beach maintains crime statistics for “Part One Crimes”, which include homicide, rape, robbery, aggravated assaults, burglary, vehicle theft, larceny and arson. Crime statistics have been organized by beat and broken down by types of Part One Crimes. Beat 13 experienced 899 Part One Crimes in 2007; and had the highest crime rate in the City. Of the total number of crimes experienced in Beat 13, 59 (or 6.6 percent) were violent crimes. In comparison, the City of Huntington Beach experienced a total of 5,406 Part One Crimes in 2007. Of the total number of crimes, 347 (or 6.4 percent) of these crimes were defined as violent.⁴⁰

4.11.5 Regulatory Framework

■ Federal

There are no federal regulations related to police protection services applicable to the proposed project.

■ State

There are no State regulations related to police protection services applicable to the proposed project.

■ Local

General Plan Public Facilities and Public Services Element

The City of Huntington Beach Public Facilities and Public Services Element is concerned with identifying, maintaining, and enhancing police protection services. Applicable goals and policies of this Element include the following:

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|-------------------------|---|
| Goal PF 1 | Protect the community from criminal activity, reduce the incidence of crime and provide other necessary services within the City. |
| Objective PF 1.1 | Provide adequate police facilities and personnel to correspond with population and service demands, and provide protection for the community from illicit activities and crime. |
| Policy PF 1.1.1 | Enhance and maintain personnel and facilities in the City’s Police Department necessary to provide response times at standards determined by the Growth Management Element. |
| Objective PF 1.3 | Ensure that new developments in Huntington Beach are designed to encourage safety. |

⁴⁰ Huntington Beach Police Department website. 2008 Violent Crimes are defined as murder and non-negligent manslaughter, forcible rape, robbery and aggravated assault. Website: <http://www.hbpd.org/cstats.htm>. Accessed on March 5, 2008.

- Policy PF 1.3.2** Ensure that new development and land use proposals are analyzed to determine the impact on their operators, occupants, visitors, or customers may have on the safety and welfare of the community.

General Plan Growth Management Element

The City of Huntington Beach Growth Management Element addresses police services. Applicable goals and policies of this element include the following:

- Goal GM 1** Provide adequate police services to meet the needs of the City's population.
- Objective GM 1.1** Provide adequate police facilities and personnel to correspond with population and service demands for the entire City.
- Policy GM 1.1.2** If feasible, provide for a target ratio of a minimum of 1.2 officers per thousand population.
- Policy GM 1.1.7** Ensure that new development site design incorporates measures to maximize policing safety and security.

Consistency Analysis

Police protection services that are currently provided to the project area would continue to be used, and plan check fees associated with development of the proposed project would be paid prior to issuance of building/occupancy permit. These fees could then be allocated by the City to the HBPD in order to compensate the police department for growth within their jurisdiction. The level of service would not diminish as a result of project implementation. Additionally, appropriate design measures will be included in the development of the proposed project to maximize policing and safety and security. Consequently, the proposed project would not conflict with the applicable goals and policies of the City's General Plan.

4.11.6 Project Impacts and Mitigation

■ Analytic Method

Although a target ratio is discussed in the Growth Management Element, the HBPD does not use a police officer per population ratio to determine their staffing needs. The HBPD does not have any standard criteria for assessing the significance of impacts to service levels, or emergency response times. Alternatively, impacts on police protection services are considered significant if an increase in population or building area would result in inadequate staffing levels (as measured by the ability of the HBPD to respond to call loads) and/or increased demand for police services that would require the construction or expansion of new or altered police protection facilities.

■ Threshold of Significance

The following threshold of significance is based on Appendix G of the 2008 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact if it would do the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection.

■ Impacts and Mitigation

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection?
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Impact 4.11-2 Implementation of the proposed project would not result in the need for new or physically altered police facilities in order to maintain acceptable service ratios and the impact would be *less than significant*.

The Growth Management Element of the General Plan has established a target ratio of 1.2 officers per 1,000 residents as a minimal standard. The current ratio is slightly below the target at 1.08 officers per 1,000 residents. As discussed above, there are 218 sworn personnel protecting 201,993 residents in the City. Implementation of the proposed project could result in up to 1,060 new residents,⁴¹ however, based on the applicant's experience with similar projects, the residential component of the project would most likely generate approximately 611 residents.⁴² Using the higher estimate, the additional 1,060 residents generated by the proposed project would increase the existing population of the City of Huntington Beach from 201,993 residents to 203,053 residents. This increase in population would decrease the current ratio slightly to 1.07 officers per 1,000 residents. The permanent increase in the City's population resulting from the proposed project, in addition to an increase in the number of service calls to the proposed commercial uses, would increase the average response time of six minutes for Priority One Calls throughout the City. This could result in a potentially significant impact.

Security concerns related to the proposed uses would be addressed through the permit process, at which time the HBPD would have the opportunity to review the proposed uses and provide input on necessary security measures. The City actively employs Crime Prevention Through Design (CPTED)

⁴¹ Based on the existing average renter-occupied household size of 2.41 persons/unit for the City of Huntington Beach, the residential component of The Ripcurl project would generate approximately 1,060 residents (440 new units x 2.41 persons/unit).

⁴² Based on an average household size of 1.1 persons per studio/loft unit, 1.4 persons per 1-bedroom unit, and 2.0 persons per 2-bedroom unit.

recommendations in projects and has projects reviewed by a specialist in this field. Implementation of mitigation measure **MM4.11-1** would ensure the safety of residents in the proposed building.

MM4.11-1 *Radio antenna receivers (BDA's) shall be installed in all underground parking structures in order to allow emergency responders to use their radio systems.*

The HBPD dispatches all calls from the Main Station regardless of the Beat the crime has occurred in. Therefore, it is assumed that response times to the project site and the vicinity would be consistent with the City's average response time of six minutes for Priority One Calls, and unknown for all other call types.

The number of calls from the project in the future context of the City with a population of 203,053 residents would not substantially affect the level of police protection and service provided by the HBPD. However, equipment required to maintain an acceptable level of service is currently minimally adequate. The addition of the proposed project is not expected to notably affect HBPD resources given that general fund monies from increased property tax revenue associated with the development as well as other fee revenues may be used to augment equipment levels. Therefore, persons on-site or elsewhere in the City would not be exposed to increased risks as a result of the proposed project's additional demands on the HBPD.

Currently, the HBPD has no plans for expansion of its personnel levels or substation facilities. However, the HBPD is in preliminary stages for a possible addition to the Main Station. The Ripcurl project would not result in the need for additional facilities. Based on the discussion above, the proposed project would not require additional officers or resources. In addition, response times would be adequate to serve the project site. Therefore, implementation of the proposed project would not require any new or physically altered police facilities to maintain adequate response times and staffing, the construction of which could result in significant environmental impacts.

Although not necessary to maintain sufficient levels of police service, additional personnel and possibly equipment would ensure no change to the ratio of officers to population and response times. The proposed project would contribute funding to the City's general fund in the form of tax revenue, fees, and other ancillary payments. The funds could, in turn, be used by the City to fund additional police officers in order to maintain the existing service ratio of officers to population. No guarantee that funds will be used for these purposes can be made. Nonetheless, impacts would be *less than significant* with implementation of mitigation measure **MM4.11-1**, and no additional officers would be required to ensure the public safety of persons at the project site.

Schools

4.11.7 Existing Conditions

The City of Huntington Beach is served by one high school district, Huntington Beach Union High School District and four elementary/junior high school districts which include the Huntington Beach City School District, Westminster School District, Ocean View School District, and Fountain Valley

School District.⁴³ The proposed project site would be served by the Huntington Beach Union High School District (HBUHSD) and the Ocean View School District (OVSD).

The HBUHSD includes the entire City and extends slightly into the Cities of Westminster and Fountain Valley. The District operates eight high schools serving grades 9 through 12, one adult school, one community day center and one performing arts center. The HBUHSD has a current high school enrollment of approximately 12,400 students. The project site would be served by Marina High School, which has a current enrollment of 2,807 students and a capacity to serve 3,672 students.⁴⁴ Per the HBUHSD, the current level of enrollment within the school district has been declining in recent years and this decline is expected to continue for the next several years. The HBUHSD does not anticipate an immediate change in the enrollment patterns.

The OVSD currently operates 11 elementary schools, 4 middle schools, and 1 preschool. The project site would be served by Circle View Elementary School (grades K–5) and Spring View Middle School (grades 6, 7, and 8). Circle View Elementary School has a current enrollment of 694 students, and is operating below its total capacity of 800 students. Spring View Middle School has a current enrollment of 864 students, which is considerably less than its total capacity of 1,200 students. Neither school within the OVSD serving the project site is overcrowded at this time. Per OVSD, the current level of enrollment within the school district has been declining in recent years and this decline is expected to continue for the next several years. The OVSD does not anticipate an immediate change in the enrollment patterns. Due to the expected declining enrollment, new students from this development would not result in overcrowding and would likely help offset the current declining enrollment.⁴⁵ There are currently no plans for the addition of new schools within the District.

The location of each school is illustrated on Figure 4.11-2 (Location of Schools). The current enrollment of each school serving the project site is listed in Table 4.11-2 (Capacity and Enrollment of Schools).

Table 4.11-2 Capacity and Enrollment of Schools				
<i>School</i>	<i>Location</i>	<i>Capacity</i>	<i>Current Enrollment (2007-08)</i>	<i>% of Capacity</i>
Circle View ES	6261 Hooker Drive Huntington Beach, CA 92641	800	694	86.8%
Spring View MS	16662 Trudy Lane Huntington Beach, CA 92647	1,200	864	72.0%
Marina HS	15871 Springdale Street Huntington Beach, CA 92649	3,672	2,807	76.4%
SOURCE: Sebring, Nancy. Email communication with Ocean View School District. February 2008 and email communication with HBUHSD.				

⁴³ Ocean View School District (OVSD). 2008. Website: <http://www.ovsd.org/pages/schools/schoolshome.html>. Accessed on February 26, 2008.

⁴⁴ Jameson, Pam. 2008. Email correspondence with Huntington Beach Union High School District. March.

⁴⁵ Sebring, Nancy. 2008. Email correspondence with OVSD, February.



FIGURE 4.11-2
Location of Schools

4.11.8 Regulatory Framework

■ Federal

There are no federal regulations related to schools that are applicable to the proposed project.

■ State

California State Assembly Bill 2926 (AB 2926)—School Facilities Act of 1986

In 1986, AB 2926 was enacted by the state of California authorizing entities to levy statutory fees on new residential and commercial/industrial development in order to pay for school facilities. AB 2926, entitled the “*School Facilities Act of 1986*,” was expanded and revised in 1987 through the passage of AB 1600, which added Section 66000 *et seq.* of the Government Code. Under this statute, payment of statutory fees by developers would serve as total CEQA mitigation to satisfy the impact of development on school facilities.

California Government Code Section 65995—School Facilities Legislation

The School Facilities Legislation was enacted to generate revenue for school districts for capital acquisitions and improvements.

California Senate Bill 50 (SB 50)

The passage of SB 50 in 1998 defined the Needs Analysis process in Government Code Sections 65995.5-65998. Under the provisions of SB 50, school districts may collect fees to offset the costs associated with increasing school capacity as a result of development. The fees (referred to as Level One fees) are assessed based upon the proposed square footage of residential, commercial/industrial, and/or parking structure uses. Level Two fees require the Applicant to provide one-half of the costs of accommodating students in new schools, while the state would provide the other half. Level Three fees require the Applicant to pay the full cost of accommodating the students in new schools and would be implemented at the time the funds available from Proposition 1A (approved by the voters in 1998) are expended. School districts must demonstrate to the state their long-term facilities needs and costs based on long-term population growth in order to qualify for this source of funding. However, voter approval of Proposition 55 on March 2, 2004, precludes the imposition of the Level Three fees for the foreseeable future. Therefore, once qualified, districts may impose only Level Two fees, as calculated according to SB 50.

■ Local

General Plan Public Facilities and Public Services Element

The City of Huntington Beach Public Facilities and Public Services Element is concerned with identifying, maintaining, and enhancing public school facilities. Applicable goals and policies of this element include the following:

Goal PF 4 Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

Objective PF 4.2 Monitor new development activities within the city and coordinate with local school districts to meet future educational needs in the undeveloped areas of Huntington Beach.

Policy PF 4.2.2 Require new development projects to pay appropriate school impact fees to the local school districts.

Policy PF 4.2.3 Ensure that development shall not occur without providing for adequate school facilities.

Consistency Analysis

The applicant of the proposed project would be required to pay all relevant school impact fees. These fees would be distributed between the HBUHSD and OVSD and would provide funds for any additional school facilities demanded as a result of the proposed project. The proposed project would not result in overcrowding of either school district, and therefore, would not necessitate the need for any additional school facilities. Nonetheless, code requirements **CR4.11-1** and **CR4.11-2** would ensure that the Applicant pays development fees based on residential square footage and commercial square footage. The proposed project would be consistent with applicable policies of the Public Facilities and Public Services Element of the General Plan.

4.11.9 Project Impacts and Mitigation

■ Analytic Method

Impacts on schools are determined by analyzing the projected increase in the demand for schools as a result of a proposed project and comparing the projected increase with the schools' remaining capacities to determine whether new or altered facilities would be required. Impacts on schools are considered to be less than significant with payment of the state Department of Education Development Fee, which was enacted to provide for school facilities construction, improvements, and expansion.

■ Threshold of Significance

The following threshold of significance is based on Appendix G of the 2008 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on school services if it would do the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered educational facilities, or the need for new or physically altered educational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for education.

■ Impacts and Mitigation Measures

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for schools?
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Impact 4.11-3 Implementation of the proposed project would not require new or physically altered facilities to accommodate additional students and would be *less than significant*.

The HBUHSD anticipates that high school enrollment will be lower in upcoming years and will continue to decline in the future. Marina High School, which would serve the project site, is currently maintaining a level rate of enrollment and is not overcrowded. According to a forecast conducted by the HBUHSD, the entire District would experience a 50-student decline in fiscal year (FY) 2008-2009, and would decrease by an additional 250 students in FY 2009-2010. Based on a student generation rate of 0.1367 students per housing unit,⁴⁶ the proposed project would generate approximately 61 additional students in grades 9-12.

The OVSD anticipates that the enrollment for its elementary and middle schools will be lower in the upcoming years and will continue to decline in the future. Factors are used by the OVSD to project the number of students per residential unit. Based on student generation rates of 0.66 student per housing unit for elementary school students and 0.12 student per housing unit for middle school students,⁴⁷ the proposed project would generate approximately 343 additional students in grades K-8.

Direct population growth resulting from the proposed project would not have an impact on the capacity of schools within the HBUHSD and OVSD, as all three schools serving the project site are currently operating below maximum capacity. Additionally, both Districts anticipate that the enrollment for its schools will be lower in the upcoming years and will continue to decline in the future. Due to declining

⁴⁶ Huntington Beach Union High School District. 2006. Development Fee Justification Report and School Facilities Needs Analysis

⁴⁷ Sebring, Nancy. 2008. The OVSD uses generation rates based on single family detached units, Email correspondence with Ocean View School District, February.

enrollment within each District, new students generated as a result of this development would not result in overcrowding and would likely help offset the current declining population.

It should be noted that the proposed project would not likely generate a primary or secondary school-aged resident population. The projected school enrollment as a result of the proposed project is 20 children, or 1 child per 22 residential units. The residential component would target three populations groups: (1) Young Professionals, (2) the Golden West College Community, and (3) Progressives. Young professionals consist of childless couples and singles who work in Huntington Beach, North Orange County, and South LA County and who would be drawn to amenities provided in the neighboring Village at Bella Terra project, the surrounding neighborhood and the project itself. The Golden West College Community consists of students, teachers and administrators associated with the neighboring college who would like to take advantage of new living options close to campus. Progressives consist of people who would utilize transit for work and who would appreciate the green features of the project. Of the targeted population groups, most are not likely to have children, and the project would likely not generate as many students as indicated above, resulting in less of a demand on public schools.

The State of California is responsible for the funding of public schools. To assist in providing facilities to serve students generated by new development, the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purposes of funding the construction or reconstruction of school facilities. In addition, the project Applicant would be required to pay required development impact fees.

The following project requirements shall be implemented, as required by applicable local, state, or federal laws or regulations.

CR4.11-1 *The project Applicant shall pay all applicable development impact fees to the Ocean View School District; \$1.37 per square foot (sf) of accessible interior space for any new residential unit and \$0.22 per sf of covered floor space for new commercial/retail development to cover additional school services required by the new development.*

CR4.11-2 *The Applicant shall pay all applicable development impact fees to the Huntington Beach Union High School District; \$1.03 per sf of accessible interior space for any new residential unit and \$0.38 per sf of covered floor space for new commercial/retail development to cover additional school services required by the new development.*

As discussed above, both the HBUHSD and the OVSD have capacity to serve students generated by the proposed project. With the implementation of code requirements **CR4.11-1** and **CR4.11-2**, fees collected under the authority of SB 50 would offset any additional increase in educational demand at the elementary school, middle school and high school serving the project site. Therefore, implementation of the proposed project would not require any new or physically altered school facilities to serve the project, the construction of which could result in significant environmental impacts. This impact would be *less than significant*.

Library Services

4.11.10 Existing Conditions

The Huntington Beach Library system consists of the Central Library and Cultural Center which is located at 7111 Talbert Avenue, and four additional library branches located throughout the City as shown in Table 4.11-3 (Huntington Beach Public Libraries). The Huntington Beach Public Library system is considered a medium-sized system built to serve the needs of Huntington Beach residents. The total collection consists of approximately 431,304 items distributed amongst the five branches. The Central Library and Cultural Center, located approximately 2.8 miles from the project site, houses 317,004 books, 6,264 music CDs, 3,960 audio books, 7,290 video cassettes and 12,127 microfilm reels. In addition magazines and DVDs are also available to the public. The Huntington Beach Public Library system also has a large genealogy collection and provides interlibrary loan services to help patrons obtain items not in their collection. The Central Library and Cultural Center also contains a large, 16,000 sf children's library.⁴⁸ The total area of the Central library and Cultural Center is 117,000 sf making it substantially larger than all other libraries included in the Huntington Beach Public Library system. The current daily attendance at the Central Library and Cultural Center is approximately 3,200 people a day.

Table 4.11-3 Huntington Beach Public Libraries		
<i>Library Branch</i>	<i>Address</i>	<i>Distance from Project Site in miles</i>
Central Library and Cultural Center	7111 Talbert Avenue	2.8
Main St. Branch Library	525 Main Street	5.8
Banning Branch Library	9281 Banning Avenue	8.2
Helen Murphy Branch Library	15882 Graham Avenue	2.1
Oak View Branch Library	17251 Oak Lane	1.9

The closest library to the proposed project site is the Oak View Branch, located approximately 1.9 miles from the project site. The Oak View Branch Library caters to a Latino population and has a large collection of Spanish language books and may not suit the broad needs of the future project residents. At 4,300 sf, the Oak View Branch Library is home to 18,897 books. It is also a busy center for community outreach programs including literacy training. The Oak View Branch Library has an approximate daily attendance of 300 people and is severely understaffed and relies heavily on the assistance provided by Grant Funding and volunteers in order to meet the needs of its patrons.

The next closest library is the Helen Murphy Branch Library, located approximately 2.1 miles from the project site. This Branch is 1,200 sf in size and is home to a collection of 14,450 items. The library is staffed by one full-time librarian and supplemented the remainder of the time with volunteer staff. On average the daily attendance is about 75 people.

⁴⁸ Written correspondence with Cam Ha, Huntington Beach Public Library, February 5, 2008.

The Huntington Beach Public Library system currently has a full-time staff of 37 and approximately 100 part-time staff members (volunteers).⁴⁹ According to the State of California, there should be an average service ratio of approximately 0.00036 full-time employees per resident (or 73 full-time library staff).⁵⁰ As part-time staff members work on a volunteer basis, there is no full-time employee equivalent to their hours spent, and the approximate, 100 part-time staff members are not considered when determining the need for full-time library staff members. Therefore, in order to meet the State standard of 73 full-time library staff members, the City of Huntington Beach would need to hire an additional 36 full-time employees.

An expansion of the Banning Branch library from the current 2,400 sf facility to 12,500 sf is planned for the immediate future. This expansion will help alleviate the burden on the Central Library and Cultural Center as more patrons will be able to utilize the Banning Branch Library, and staff at the Central Library and Cultural Center would be able to assist more patrons from closer areas, including the proposed project area.

4.11.11 Regulatory Framework

There are no federal or state library service regulations applicable to the proposed project.

■ Local

The City has implemented two separate development-based fees dedicated to improving the City's library facilities. These include a "Library Enrichment Fee" which is dedicated primarily to upgrading and expanding the system's collections, and a "Library Development Fee" that is used for upgrading facilities. These are both one-time fees used to offset some of the impacts associated with development projects.

General Plan Public Facilities and Public Services Element

The City of Huntington Beach Public Facilities and Public Services Element is concerned with identifying, maintaining, and enhancing library services. Applicable goals and policies of this element include the following:

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| Goal PF 5 | Ensure that a high level of library services and facilities are provided to the City's residents. |
| Objective PF 5.1 | Provide adequate library service that responds to the needs of the community. |
| Policy PF 5.1.1 | Consider constructing new libraries and rehabilitating and expanding existing libraries as required to meet the needs of the library users. |

⁴⁹ Huntington Beach Public Library and Cultural Center Fact Sheet for Fiscal Year 2006/2007. <http://www.ci.huntington-beach.ca.us/citydepartments/library/>. Accessed February 25, 2008.

⁵⁰ State of California Libraries. Based on average service ratios of 10 cities in California. Full-time employees required for total population: 0.00036 full-time staff/resident x 201,993 residents = 72.8 full-time staff required.

Consistency Analysis

As discussed below under Impact 4.11-4, it is anticipated that the proposed project would not require the development of new library facilities nor require the rehabilitation of existing library facilities in order to meet the needs of its users. The existing library facilities are reasonably adequate to accommodate the increase in users for the library. Therefore, implementation of the proposed project would not conflict with the applicable goal, objective and policy in the Public Facilities and Public Services Element of the City's General Plan.

4.11.12 Project Impacts and Mitigation

■ Analytic Method

Impacts on library services are considered significant if an increase in population or building area would result in inadequate staffing levels and/or increased demand for services that would require the need for new or physically altered library facilities in order to maintain acceptable service ratios.

■ Thresholds of Significance

The following threshold of significance is based on Appendix G of the 2008 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on library services if it would do the following:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services.

■ Impacts and Mitigation Measures

Threshold	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services?
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Impact 4.11-4 Implementation of the proposed project would not result in the need for new or physically altered library facilities in order to maintain acceptable service ratios and the impact would be *less than significant*.

Although the Oak View Branch Library is located closest to the project site, the project site, like all areas of the City, is served by the five branches of the Huntington Beach Public Library system. Combined, these libraries have a collection of 431,304 items. Additionally, the Central Library and Cultural Center is located nearly equidistant from the project site and has an extensive and well-rounded collection which can cater to the demands of the future residents of the proposed project. According to the State of

California, there should be an average service ratio of about 0.00036 full-time employees per resident. The Huntington Beach Public Library currently has a staff of 37, which does not reflect this ratio. Based on the City's current population of 201,993 residents, an additional 36 staff members would need to be hired in order to meet to this standard. As the proposed project would only increase the population of Huntington Beach by approximately 1,060 residents; the increase in demand for new staff would only increase by another 0.4 staff member, and therefore, would not be substantial.

The proposed project would place a higher demand on services provided by the Huntington Beach Library System. But as the demand for additional full-time employees would not increase as a result of the increase in population, the proposed project would not negatively affect the Huntington Beach Public Library system under current conditions. Additionally, the proposed project would not result in a substantial decline in the average service ratio of full-time staff to residents based on the average service ratio maintained by the State of California. Nonetheless, implementation of the proposed project would contribute to the libraries current condition of being severely under staffed and staffing would need to be increased to meet current professional service standards for both current and new residents. Therefore, the proposed project would result in a potentially significant impact.

Upon project implementation, the City's population would increase by approximately 1,060 residents. Implementation of code requirement **CR4.11-3** would be required to ensure that these additional residents would not notably affect the current ratio of staff per resident or items per capita.

CR4.11-3 *The Applicant shall pay required library and community enrichment impact fees, prior to issuance of building permits.*

While the existing library facilities are reasonably adequate to accommodate the increase in users from the proposed project, implementation of mitigation measure **CR4.11-3** would ensure that the increased growth would be adequately planned for in advance of project development. Therefore, implementation of the proposed project would not require any new or physically altered library facilities to serve the project, the construction of which could result in significant environmental impacts. This impact would be *less than significant*.

4.11.13 Cumulative Impacts

The geographic context for the analysis of cumulative impacts to fire and police protection services and library services is the City of Huntington Beach, while the geographic context for the analysis of cumulative impacts to schools is the HBUHSD and OVSD service boundaries. The analysis accounts for all anticipated cumulative growth within this geographic area, as represented by full implementation of the *City of Huntington Beach General Plan*, as well as the specific development projects identified in Table 3-4 (Cumulative Projects) in Chapter 3 (Project Description).

■ Fire Protection

As additional development occurs in the City, there may be an overall increase in the demand for fire protection services, including personnel, equipment, and/or facilities. The provision of adequate fire

protection services is of critical importance to the City, and funds are allocated to these services during annual monitoring and budgeting processes to ensure that fire protection services are responsive to changes in the City. Funds collected in the form of increased on-going property tax revenues and one-time plan check fees are deposited into the General Fund and allocated (in part) to City services, such as fire protection services. In addition, staffing levels are evaluated by the HBFD during the annual budgetary process, and personnel are hired, as needed, to ensure that adequate fire protection services are provided. The cumulative impact, therefore, on fire services in the City would be less than significant, as new development in the City results in increased general fund revenues that are used, in part, to maintain existing service levels for public services. In addition, the incremental effect of the proposed project on this impact would not be cumulatively considerable as (1) the project site is anticipated to be served within the established response times and distances for the HBFD, while providing adequate fire flows, (2) adequate staffing levels exist to serve the proposed project and (3) no new or physically altered fire facilities would need to be constructed to accommodate the proposed project. Therefore, the cumulative impact of the project on fire protection services would be *less than significant*.

■ Police Protection

As with fire protection services, as additional development occurs in the City, there may be an overall increase in the demand for police protection services, including personnel, equipment, and/or facilities. In particular, additional development planned in the vicinity of the project site would increase the demand for police protection services within Beat 13. The Village at Bella Terra project, a General Plan Amendment and Zoning Text Change that would allow for a mixed-use development with a substantial residential component and an option for a hotel component, is being planned adjacent to the proposed project site, to the east. Phase I of the Bella Terra Mall opened in September 2006 and Phase II (The Village at Bella Terra) is currently in the preliminary planning stage. According to the HBPD, implementation of the proposed project and The Village at Bella Terra project would necessitate the need for two additional officers to augment the existing patrol of the Bella Terra Mall and surrounding area, which includes most of the Edinger Corridor. Currently two officers patrol the area around the Bella Terra Mall Thursday through Saturday and every other Sunday between the hours of 12:00 P.M. to 11:30 P.M. Residential increases in the area will necessitate the need for two additional officers, which would extend the duration of this dedicated patrol to seven days a week. The four officers' schedules would be coordinated in order to accommodate this new demand, and ensure that the designated area is patrolled thoroughly. In addition, the potential hotel component of The Village at Bella Terra project could place additional demands on officers in the area as visitors and people that are not familiar with their surroundings are often more vulnerable to crime than locals. Therefore, implementation of the proposed project along with The Village at Bella Terra project could result in a potentially significant impact.

As with fire protection service, the provision of adequate police protection services is of critical importance to the City, and funds are allocated to these services during annual monitoring and budgeting processes to ensure that police protection services are responsive to changes in the City. Funds collected in the form of increased on-going property tax revenues and one-time plan check fees are deposited into the General Fund and allocated (in part) to City services, such as police protection services. In addition,

staffing levels are evaluated by the HBPD during the annual budgetary process, and personnel are hired, as needed, to ensure that adequate police protection services are provided. The cumulative impact, therefore, on police services in the City would be less than significant, as new development in the City results in increased general fund revenues that are used, in part, to maintain existing service levels for public services. In addition, the incremental effect of the proposed project on this impact would not be cumulatively considerable as (1) the project site is anticipated to be served within the established response times and distances for the HBPD, (2) adequate staffing levels exist to serve the proposed project and (3) no new or physically altered police facilities would need to be constructed to accommodate the proposed project. Therefore, the cumulative impact of the project on police protection services would be *less than significant*.

■ Schools

The City of Huntington Beach is predominantly a built-out residential community. Increases in residential and nonresidential development throughout the City could generate additional demand for public school classroom seating capacity in local schools. The degree to which this demand would be satisfied is dependent upon future enrollment trends. Schools within the service boundaries of the HBUHSD and the OVSD are currently operating below capacity. Additionally, both districts anticipate that the enrollment for its schools will be lower in the upcoming years and will continue to decline in the future. Due to declining enrollment within each school district, new students generated as a result of cumulative growth would not result in overcrowding and would likely help offset the current declining population. In addition, all new private sector development is required to pay statutory impact fees to the school districts to help fund construction of additional classrooms. Given existing capacity and the payment of these fees to the City, the cumulative impact of future development, including the proposed project, on the HBUHSD and the OVUSD would be less than significant. In addition, the incremental effect of the proposed project on this impact would not be cumulatively considerable for the same reasons. Therefore, the cumulative impact of the project on area schools would be *less than significant*.

■ Libraries

Additional development in the City could increase the demand for library services. The City's staffing levels do not currently meet the standard established by the State of California, and there is not enough staff to serve existing and future development in the City. This represents a significant cumulative impact. However, the incremental effect of the proposed project on libraries would not be cumulatively considerable as the proposed project would not cause the staff per resident ratio to substantially decline below the current level. In addition, as described above, the proposed project would pay the required library fees. Thus, the cumulative impact of the project on library services would be *less than significant*.

4.11.14 References

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